

Fillmore County

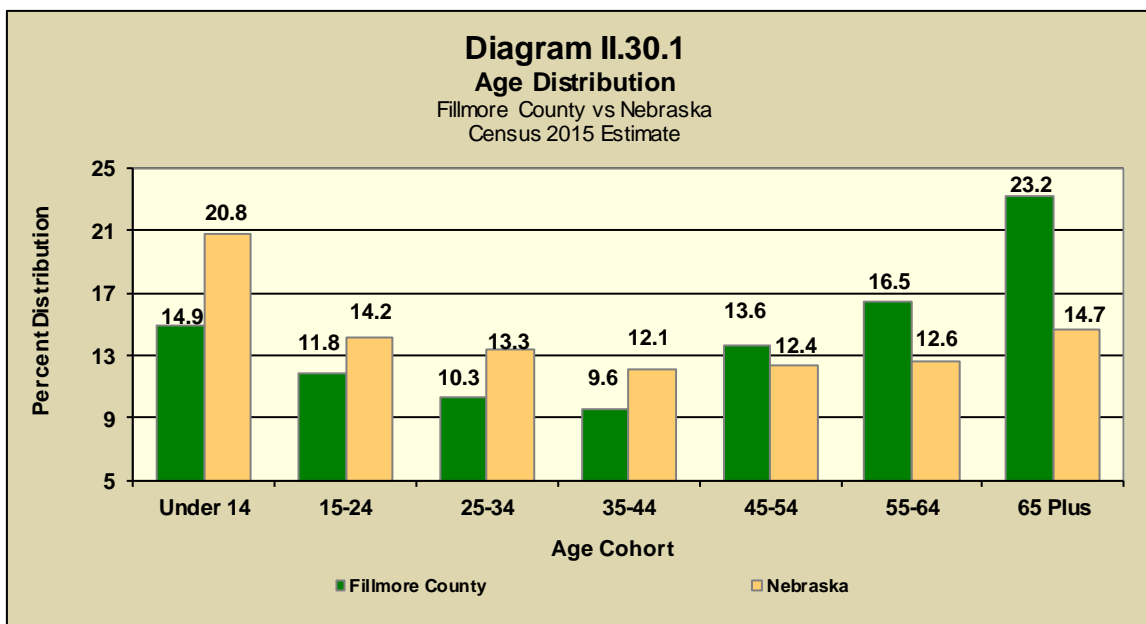
Summary

- Between 2010 and 2015, the county’s population decreased by 4.6 percent or by 271 persons.
- Between 2010 and 2015, the Hispanic population increased by 14.6 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 21.
- In 2015, average earnings in the county was \$48,711 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate increased from 2.4 percent to 2.9 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 14 units.
- In 2015, the average real value of new single-family construction was \$300,000.
- In fiscal year 2016, the average price of an existing home was \$74,494.
- In a November 2016 rental survey, the average vacancy rate was 7.84 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Fillmore County’s population decreased by 4.6 percent, or from 5,890 people to 5,619 people. This figure compared to a statewide population growth rate of 3.8 percent. The number of persons from 15 to 24 years of age changed from 631 in 2010 to 663 in 2015, an increase of 5.1 percent. The number of people from 25 to 34 years of age increased by 9.4 percent, and those aged between 35 and 44 decreased by 10.7 percent. As shown in Diagram II.30.1, people younger than 25 represented 26.7 percent of the population in 2015, while individuals aged 55 and older represented 39.7 percent of the population in Fillmore County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 5.5 percent, while the black population increased by 2.7 percent. The Hispanic population of any race changed from 178 to 204 or by 14.6 percent. Table II.30.1, below, presents the details of these population variations.

Subject	Nebraska			Fillmore County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	5,890	5,619	-4.6%
Age						
Under 14 years	383,542	394,263	2.8%	1,081	840	-22.3%
15 to 24 years	258,206	268,848	4.1%	631	663	5.1%
25 to 34 years	245,176	252,533	3.0%	531	581	9.4%
35 to 44 years	220,838	228,643	3.5%	605	540	-10.7%
45 to 54 years	258,726	234,477	-9.4%	895	766	-14.4%
55 to 64 years	213,176	238,715	12.0%	831	925	11.3%
65 & over	246,677	278,711	13.0%	1,316	1,304	11.3%
Race						
White	1,649,264	1,689,616	2.4%	5,777	5,460	-5.5%
Black	85,971	93,900	9.2%	37	38	2.7%
American Indian or Alaskan Native	23,418	26,492	13.1%	33	41	24.2%
Asian	33,322	44,479	33.5%	15	39	160.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	
Two or More Races	32,305	39,365	21.9%	28	41	46.4%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	178	204	14.6%

Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.30.2, at right, from April 2000 to July 2009, Fillmore County’s natural decrease was estimated to be 215 people. Fillmore County has been experiencing net out-migration, with 457 persons leaving the county during the 2000-2009 year period.²⁰⁴ The 2015 population estimates showed a natural decrease of 178 persons and a net out-migration of 93 persons since the 2010 Census. In total, Fillmore County’s population decreased to 5,619 persons.

1980 Population	7,920
Natural Increase 80–90	-89
Net Migration 80–90	-728
1990 Population	7,103
Natural Increase 90–00	-159
Net Migration 90–00	-310
2000 Population	6,634
Natural Increase 00–09	-215
Net Migration 00–09	-457
2009 Population Estimate	5,962
2010 Population	5,890
Natural Increase 10–15	-178
Net Migration 10–15	-93
2015 Population Estimate	5,619

The Nebraska Department of Transportation (DOT)’s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver’s license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver’s license exchange data, these records show that the net change in Fillmore County increased from 7 persons in 2014 to 14 persons in 2015, with an additional net movement of 13 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.30.3.

²⁰⁴ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.30.3			
Driver's Licenses Exchanged and Surrendered			
Fillmore County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	45	53	-8
Calendar 2002	52	58	-6
Calendar 2003	58	48	10
Calendar 2004	48	58	-10
Calendar 2005	55	51	4
Calendar 2006	33	51	-18
Calendar 2007	60	42	18
Calendar 2008	48	34	14
Calendar 2009	49	37	12
Calendar 2010	48	55	-7
Calendar 2011	58	36	22
Calendar 2012	62	37	25
Calendar 2013	63	46	17
Calendar 2014	47	40	7
Calendar 2015	50	36	14
First Half of 2016	21	8	13

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 2,777 in 2014 to 2,818 in 2015, as shown in Table II.30.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Fillmore County decreased by 2.4 percent from 989 in 2015 to 965 in 2016, as shown below in Table II.30.5. The number of school-age children 5 to 11 years of age decreased from 495 in 2015 to 437 in 2016.

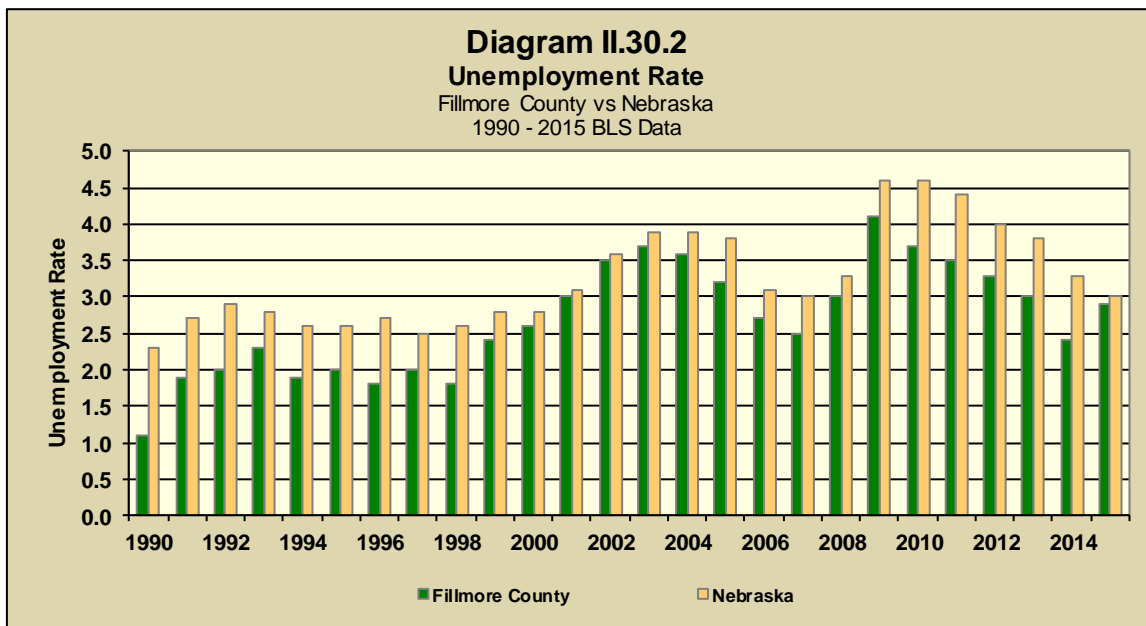
Table II.30.4	
Income Tax Returns	
Fillmore County	
1991–2015 DOR Data	
Year	Returns
1991	3,241
1992	3,263
1993	3,243
1994	3,260
1995	3,170
1996	3,225
1997	3,178
1998	3,198
1999	3,174
2000	3,153
2001	3,075
2002	2,989
2003	2,935
2004	2,857
2005	2,713
2006	2,854
2007	2,863
2008	2,869
2009	2,820
2010	2,781
2011	2,750
2012	2,829
2013	2,786
2014	2,777
2015	2,818

Table II.30.5				
School-Age Children				
Fillmore County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	733	187	516	1,436
1993	731	215	522	1,468
1994	711	221	516	1,448
1995	709	226	514	1,449
1996	702	223	564	1,489
1997	686	224	562	1,472
1998	661	225	607	1,493
1999	665	220	605	1,490
2000	637	221	526	1,384
2001	623	201	571	1,395
2002	643	182	520	1,345
2003	598	206	486	1,290
2004	553	179	496	1,228
2005	564	205	491	1,260
2006	528	189	449	1,166
2007	534	162	474	1,170
2008	535	170	474	1,179
2009	536	167	466	1,169
2010	500	141	447	1,088
2011	484	138	421	1,043
2012	495	144	416	1,055
2013	488	146	386	1,020
2014	483	137	364	984
2015	495	130	364	989
2016	437	160	368	965

ECONOMICS

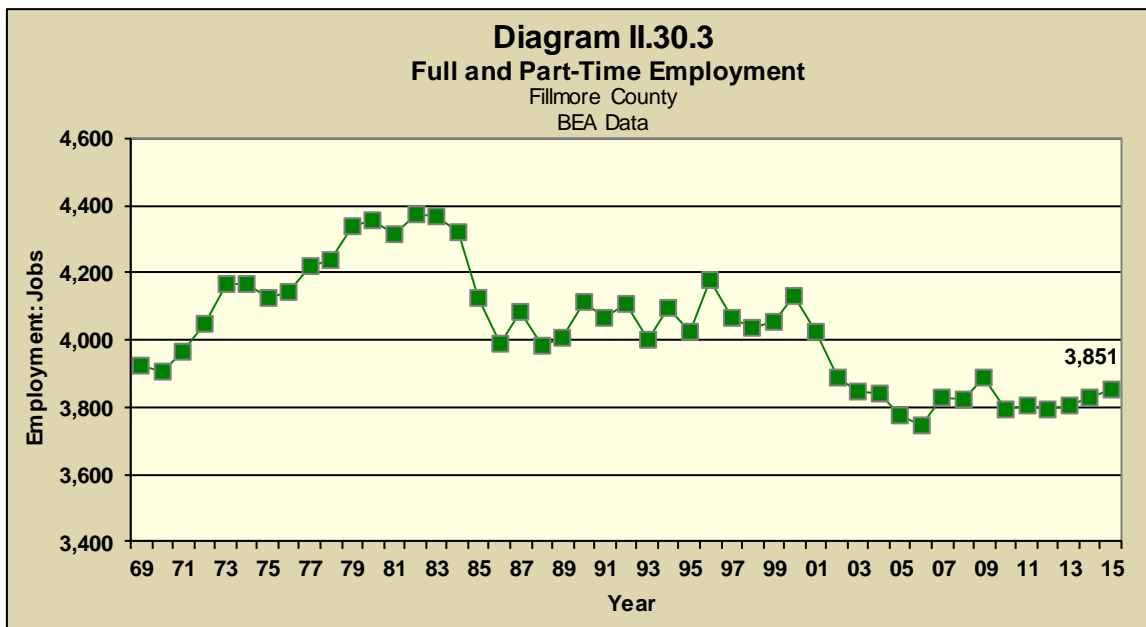
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Fillmore County, defined as the number of people working or actively seeking work, decreased from 3,251 in 2014 to 3,244 in 2015. The total number of people employed changed from 3,173 in 2014 to 3,149 in 2015. The unemployment rate for the county was 2.9 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced an increase of 0.5 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.30.2, below.

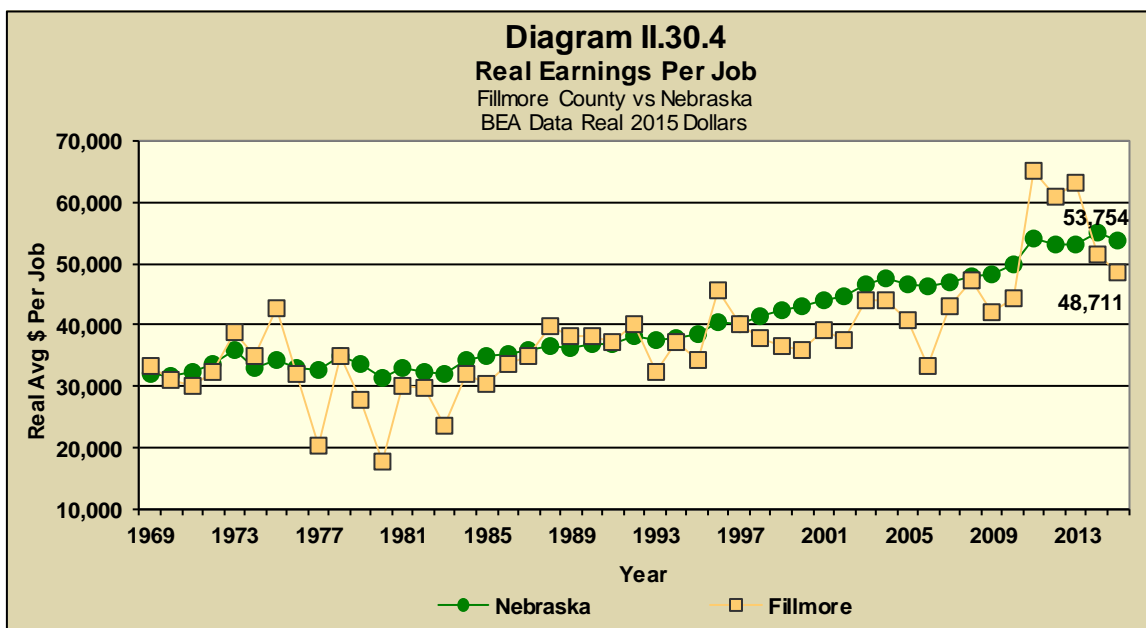


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 3,851 jobs in Fillmore County, an increase of 21 jobs since 2014. Diagram II.30.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.30.4, below, real average earnings per job in the county was \$48,711 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$317,194,000, a decline of 1.7 percent between 2014 and 2015. Table II.30.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.30.6
Total BEA Employment and Real Personal Income

Fillmore County
 1969–2015 BEA Data, 1,000s of Real 2015 Dollars

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings per Job
1969	130,319	5,270	2,008	34,991	14,227	176,275	21,399	3,923	33,219
1970	120,732	5,372	2,076	36,990	15,677	170,104	20,846	3,904	30,925
1971	118,602	5,456	1,770	37,147	16,130	168,192	20,366	3,963	29,927
1972	130,584	5,924	1,534	40,992	16,906	184,092	23,133	4,047	32,267
1973	161,610	7,344	1,217	44,991	19,134	219,609	27,095	4,167	38,783
1974	145,114	7,836	1,017	45,990	19,641	203,927	25,076	4,167	34,825
1975	176,598	7,837	616	47,518	20,451	237,346	29,418	4,122	42,843
1976	132,953	8,023	567	47,297	21,059	193,853	24,072	4,145	32,075
1977	86,245	7,857	172	50,136	21,535	150,231	18,820	4,221	20,432
1978	148,662	8,150	102	53,803	21,532	215,949	27,084	4,239	35,070
1979	121,174	8,688	-210	53,266	21,743	187,283	23,431	4,336	27,946
1980	77,067	8,459	-514	59,782	22,677	150,553	19,036	4,357	17,688
1981	129,085	8,818	-154	66,833	24,096	211,041	26,881	4,313	29,929
1982	130,285	8,938	81	73,556	24,942	219,926	28,124	4,374	29,786
1983	102,615	8,668	287	73,848	26,648	194,730	25,085	4,369	23,487
1984	138,457	9,234	578	72,390	26,912	229,102	29,800	4,318	32,065
1985	125,989	8,909	1,565	87,775	27,595	234,014	31,164	4,124	30,550
1986	133,751	9,087	2,019	87,349	27,942	241,974	33,111	3,988	33,538
1987	142,726	9,425	2,227	81,708	27,797	245,032	33,686	4,085	34,939
1988	158,744	10,270	2,743	79,096	27,660	257,974	35,238	3,980	39,886
1989	153,279	10,791	3,005	86,396	28,444	260,334	36,168	4,005	38,272
1990	156,631	11,520	2,435	75,321	28,531	251,397	35,468	4,115	38,063
1991	150,857	12,064	2,652	66,554	29,548	237,548	33,581	4,067	37,093
1992	165,600	12,061	3,632	69,006	30,695	256,873	36,727	4,108	40,312
1993	129,125	11,920	5,501	70,288	31,719	224,712	32,633	4,002	32,265
1994	152,671	12,420	6,395	70,570	32,697	249,914	36,585	4,093	37,301
1995	137,528	12,512	6,129	71,206	32,488	234,840	34,339	4,025	34,168
1996	190,525	12,832	6,672	74,329	33,393	292,087	43,157	4,177	45,613
1997	162,586	12,478	9,018	77,091	33,243	269,460	39,749	4,063	40,016
1998	152,995	12,014	11,034	80,643	34,714	267,372	39,418	4,037	37,898
1999	147,794	11,755	12,082	73,233	36,268	257,622	38,423	4,051	36,483
2000	148,698	12,383	11,677	78,286	37,056	263,334	39,856	4,129	36,013
2001	157,290	12,558	9,696	78,566	39,516	272,509	41,970	4,022	39,107
2002	145,559	13,139	12,159	71,024	39,951	255,555	40,080	3,885	37,467
2003	169,588	12,790	14,108	69,683	41,850	282,440	44,332	3,847	44,083
2004	168,880	12,763	16,525	58,064	43,422	274,128	43,644	3,839	43,991
2005	153,985	12,670	18,109	52,699	44,465	256,588	41,885	3,776	40,780
2006	125,021	13,556	20,671	55,017	48,389	235,542	38,913	3,745	33,383
2007	165,596	14,140	23,950	63,491	50,730	289,626	48,392	3,831	43,225
2008	180,641	14,516	27,696	61,170	53,631	308,622	51,957	3,822	47,264
2009	163,776	14,594	24,871	61,116	52,844	288,013	48,832	3,889	42,113
2010	168,325	14,262	25,482	60,174	55,731	295,449	50,281	3,790	44,413
2011	247,625	12,951	26,793	61,246	54,251	376,964	64,560	3,807	65,045
2012	231,096	13,362	28,708	66,017	52,433	364,891	63,670	3,793	60,927
2013	240,046	15,037	28,784	58,181	54,170	366,145	64,644	3,803	63,120
2014	197,098	15,827	27,415	61,692	52,403	322,781	57,291	3,830	51,462
2015	187,587	15,785	27,389	62,994	55,009	317,194	56,450	3,851	48,711

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 15.4 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 10.1 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 52.9 percent over the 2010 to 2015 period. Table II.30.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Year	Less than \$10,000	\$10,001– \$15,000	\$15,001– \$25,000	\$25,001– \$35,000	\$35,001– \$50,000	\$50,001– \$75,000	\$75,001– \$100,000	\$100,000– \$250,000	More than \$250,000	Total ²⁰⁵
1991	1,080	354	688	440	382	199	24	51	0	3,241
1992	1,118	322	662	467	383	198	39	50	12	3,263
1993	1,136	286	632	473	376	219	43	56	0	3,243
1994	1,163	319	612	442	378	247	26	47	0	3,260
1995	1,071	246	585	460	410	261	53	63	0	3,170
1996	1,064	240	525	481	427	329	70	77	12	3,225
1997	970	242	506	455	466	353	77	94	15	3,178
1998	979	244	519	415	477	359	91	92	22	3,198
1999	947	225	512	399	454	397	117	103	20	3,174
2000	895	216	492	393	481	432	115	112	17	3,153
2001	883	231	462	376	470	424	109	109	11	3,075
2002	891	218	480	366	416	409	101	90	0	2,989
2003	827	232	434	374	416	387	137	100	0	2,935
2004	751	214	426	359	400	423	171	100	13	2,857
2005	698	199	375	333	390	413	168	120	17	2,713
2006	630	228	416	372	380	455	199	155	19	2,854
2007	593	225	370	342	379	487	241	184	42	2,863
2008	616	215	361	328	379	477	237	216	40	2,869
2009	559	210	363	341	398	456	233	219	41	2,820
2010	526	218	379	311	373	428	255	239	52	2,781
2011	474	206	359	304	391	418	257	287	54	2,750
2012	469	207	345	299	357	453	267	332	100	2,829
2013	450	216	346	281	370	416	272	369	66	2,786
2014	416	192	318	307	352	440	294	383	75	2,777
2015	445	185	352	278	368	460	285	380	65	2,818

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty increased from 508 in 2010 to 532 in 2015, with the poverty rate reaching 9.8 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.30.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	728	10.8
1999	602	9.4
2000	550	8.7
2001	590	9.4
2002	638	10.3
2003	587	9.4
2004	574	9.3
2005	556	9.1
2006	607	10.1
2007	678	11.7
2008	547	9.5
2009	627	11.0
2010	508	9.0
2011	563	10.0
2012	543	9.8
2013	491	9.0
2014	551	10.1
2015	532	9.8

²⁰⁵ Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Business Establishments

The total number of business establishments in Fillmore County decreased by 10 between 1980 and 2014, at an annual rate of change of -0.1 percent, as reported by the Census Bureau and as presented in Table II.30.9, at right.²⁰⁶ This compared to an average annual rate of change of 1.03 percent statewide. Fillmore County added 8 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units increased by 0.2 percent in Fillmore County between 2010 and 2015, from 2,913 to 2,920. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.30.10.

Year	Nebraska	Fillmore County
1980	37,727	240
1981	37,582	239
1982	37,500	242
1983	41,889	264
1984	43,151	272
1985	43,115	260
1986	42,538	234
1987	42,691	228
1988	43,134	230
1989	43,302	221
1990	43,749	231
1991	44,405	240
1992	45,269	241
1993	46,059	236
1994	46,640	242
1995	47,128	238
1996	47,607	232
1997	48,588	238
1998	48,655	238
1999	48,968	240
2000	49,623	227
2001	49,710	232
2002	50,259	228
2003	50,394	220
2004	50,928	221
2005	51,440	227
2006	51,906	222
2007	52,517	234
2008	52,152	226
2009	51,633	223
2010	51,886	224
2011	51,553	215
2012	52,294	223
2013	52,585	222
2014	52,991	230

Subject	Nebraska	% Growth Since Census	Fillmore County	% Growth Since Census
2000 Census	722,668	-	2,990	-
2010 Census	796,793	10.3%	2,913	-2.6%
July 2011 Estimate	801,129	0.5%	2,910	-0.1%
July 2012 Estimate	804,659	1.0%	2,907	-0.2%
July 2013 Estimate	809,171	1.5%	2,912	0.0%
July 2014 Estimate	814,970	2.3%	2,916	0.1%
July 2015 Estimate	820,913	3.0%	2,920	0.2%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Fillmore County. As shown in Table II.30.11 on the following page, 15.4 percent of housing units, or 450, were vacant in 2015. Of the 2,464 housing units that were occupied in 2015, 75.8 percent, or 1,868, were owner-occupied and the remaining 24.2 percent were renter-occupied.

²⁰⁶ Totals may not add due to rounding-off of county totals.

Table II.30.11				
Housing Units by Tenure				
Fillmore County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,483	85.2%	2,464	84.6%
Owner-Occupied	1,920	77.3%	1,868	75.8%
Renter-Occupied	563	22.7%	596	24.2%
Vacant Housing Units	430	14.8%	450	15.4%
Total Housing Units	2,913	100.0%	2,914	100.0%

As shown in Table II.30.12, below, there were 2,663 single family dwellings in 2015, which accounted for 91.4 percent of all housing units. Apartment units accounted for 4.5 percent of housing units, with 131 units. Mobile homes also accounted for an additional 2.0 percent of housing with 58 units.

Table II.30.12				
Housing Units by Type				
Fillmore County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²⁰⁷		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,612	89%	2,663	91.4%
Duplex	29	1%	20	.7%
Tri- or Four-Plex	54	2%	42	1.4%
Apartment	125	4%	131	4.5%
Mobile Home	114	4%	58	2.0%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,934	100.0%	2,914	100.0%

Table II.30.13, below, shows the disposition of vacant housing units in Fillmore County. The 2015 five-year ACS shows 6.4 percent of vacant units were for rent, 9.6 percent were for sale, and 6.2 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 270 “other vacant” units, or 62.8 percent; this compared to 56.4 percent “other vacant” units in 2015.

Table II.30.13				
Disposition of Vacant Housing Units				
Fillmore County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	69	16.0%	29	6.4%
For Sale	44	10.2%	43	9.6%
Rented or Sold, Not Occupied	23	5.3%	28	6.2%
For Seasonal, Recreational, or Occasional Use	24	5.6%	96	21.3%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	270	62.8%	254	56.4%
Total	430	100.0%	450	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²⁰⁸ In most years for which data are presented, single-

²⁰⁷ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Fillmore County decreased from 13 in 2014 to 1 in 2015 and the average value of construction was \$300,000 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units decreased from 15 in 2014 to 1 in 2015. These changes in residential permit activity in the county compared to a decline in population of 1,015 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.30.14.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	21	.	.	8	29	142.80	.	.	54.10
1981	7	.	7	.	14	150.40	.	17.90	.
1982	10	2	8	.	20	103.70	80.90	59.90	.
1983	9	.	4	.	13	89.40	.	46.10	.
1984	7	.	.	10	17	92.90	.	.	79.20
1985	2	.	.	.	2	136.60	.	.	.
1986	2	.	.	.	2	122.20	.	.	.
1987	1	.	.	.	1	96.60	.	.	.
1988	4	.	.	.	4	116.00	.	.	.
1989	9	.	4	.	13	144.70	.	118.50	.
1990	8	.	.	.	8	136.40	.	.	.
1991	14	.	.	.	14	147.80	.	.	.
1992	2	2	.	.	4	134.50	89.40	.	.
1993	8	.	.	.	8	98.90	.	.	.
1994	8	4	.	.	12	161.80	114.80	.	.
1995	3	4	.	.	7	128.70	109.30	.	.
1996	1	2	4	8	15	121.60	89.40	80.10	83.20
1997	3	.	.	.	3	135.50	.	.	.
1998	6	.	.	.	6	225.40	.	.	.
1999	3	.	.	.	3	210.20	.	.	.
2000	10	.	.	.	10	151.90	.	.	.
2001	18	.	.	.	18	140.50	.	.	.
2002	8	.	.	.	8	125.7	.	.	.
2003	5	.	.	.	5	127.1	.	.	.
2004	4	.	.	.	4	117.6	.	.	.
2005	6	.	.	.	6	141.9	.	.	.
2006	6	.	.	.	6	173.0	.	.	.
2007	5	.	.	.	5	173.9	.	.	.
2008	3	.	.	.	3	112.4	.	.	.
2009
2010	3	.	.	.	3	197.0	.	.	.
2011	3	.	.	.	3	270.2	.	.	.
2012	14	2	.	.	16	159.6	195.6	.	.
2013	13	2	.	.	15	201.9	192.5	.	.
2014	13	2	.	.	15	213.0	189.4	.	.
2015	1	.	.	.	1	300.0	.	.	.

²⁰⁸ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 1,296 property transactions in Fillmore County. Of these, 1,236 were for single-family homes during this 18-year period, as shown in Table II.30.15.

Table II.30.15						
Residential Property Transactions						
Fillmore County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	95	4	0	1	0	100
2000	77	5	0	2	2	86
2001	80	4	0	1	0	85
2002	76	3	0	1	1	81
2003	79	3	0	0	0	82
2004	58	2	0	1	3	64
2005	79	1	1	0	0	81
2006	94	5	0	1	0	100
2007	70	2	0	0	0	72
2008	75	2	0	0	0	77
2009	69	1	0	1	0	71
2010	70	1	0	2	0	73
2011	45	2	0	1	0	48
2012	45	0	3	0	0	48
2013	68	0	0	0	0	68
2014	59	1	0	1	0	61
2015	47	0	1	0	0	48
2016	50	1	0	0	0	51
Total	1,236	37	5	12	6	1,296

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 641 single-family home property transactions for units built before 1930, 1.6 percent of units were of low quality and 58.3 percent were of fair quality. Conversely, of the 5 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 40.0 percent of fair quality. Table II.30.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.30.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Fillmore County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	10	5	2	7	2	2	0	0	0	28
Fair	374	118	53	67	14	11	2	0	2	641
Average	246	79	66	93	27	17	1	0	0	529
Good	5	3	0	7	5	7	2	0	0	29
Very Good	3	0	0	0	0	2	0	0	0	5
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	3	0	1	0	0	0	0	0	0	4
Total	641	205	122	174	48	39	5	0	2	1,236

In regard to the current condition of residential dwellings, of the same 641 single-family homes built before 1930, 39.9 percent of the homes were worn out or badly worn, and 59.1 percent

were in average condition. Table II.30.17 provides details about the condition of single-family residential dwellings by year built.

Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	25	1	1	0	0	0	0	0	0	27
Badly Worn	231	38	10	4	3	0	0	0	1	287
Average	379	161	110	161	38	17	3	0	1	870
Good	5	5	0	9	7	20	2	0	0	48
Very Good	0	0	0	0	0	2	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	1	0	0	0	0	0	0	2
Total	641	205	122	174	48	39	5	0	2	1,236

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$60,408 to \$74,494, a total increase of 23.3 percent, as shown in Table II.30.18, at right.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Fillmore County ranged from \$34,121 for homes built before 1930 to \$160,780 for homes built from 2001 to 2010.²⁰⁹ Homes built from 2001 through 2010 were also larger, averaging 1,663 square feet per unit. Table II.30.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	40,442
2000	40,185
2001	44,187
2002	43,076
2003	42,893
2004	53,523
2005	47,266
2006	64,075
2007	64,852
2008	51,829
2009	46,881
2010	60,408
2011	58,749
2012	90,579
2013	75,086
2014	86,267
2015	81,670
2016	74,494
Average	56,928

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²¹⁰ (\$)
Before 1930	34,121	1,354	25.2
1931-1960	52,714	1,237	42.6
1961-1970	72,344	1,315	55.0
1971-1980	87,327	1,414	61.7
1981-1990	106,395	1,502	70.8
1991-2000	112,772	1,549	72.8
2001-2010	160,780	1,663	96.7
2011-2016	N/A	N/A	N/A
Average	55,528	1,354	41

²⁰⁹ When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

²¹⁰ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

SURVEY OF RENTAL PROPERTIES

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.30.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Fillmore County. The number of completed surveys remained unchanged from 11 in 2015 to 11 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 3.1 percentage points and was at 7.84 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	32	9.38	.0
2003	5	73	19.18	63.1
2004	8	75	10.67	80.2
2005	5	75	18.67	124.4
2006	11	95	12.63	37.5
2007	13	97	7.22	82.2
2008	11	100	8.00	39.9
2009	11	277	2.17	46.9
2010	14	135	9.63	50.6
2011	13	114	7.89	15.9
2012	8	85	8.24	19.2
2013	15	144	5.56	30.0
2014	12	104	2.88	
2015	11	127	4.7	14
2016	11	102	7.84	30.6

Table II.30.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 30 single family units in Fillmore County, with 4 of them available. This translates into a vacancy rate of 13.3 percent in Fillmore County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 72 apartment units reported in the survey, with 4 of them available, which resulted in a vacancy rate of 5.6 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 5.8 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	30	4	13.3%	4.5%
Apartments	72	4	5.6%	5.9%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	6.5%
Total	102	8	7.84%	5.8%

Table II.30.22, reports units by number of bedrooms. One bedroom units were the most common type of reported single family unit, with 20 units. The most common apartment units were one bedroom units, with 37 units. Details for additional unit types are reported on the following page.

Table II.30.22						
Rental Units by Number of Bedrooms						
Fillmore County						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	20	37	0	0	.	57
Two	4	33	0	0	.	37
Three	6	2	0	0	.	8
Four	0	0	0	0	.	0
Don't Know	0	0	0	0	0	0
Total	30	72	0	0	0	102

Table II.30.23, at right, displays the vacancy rate of single family units by the number of bedrooms. One bedroom units were the most common type of reported single family unit, which had a vacancy rate of 20.0 percent.

Table II.30.23			
Single Family Units by Number of Bedrooms			
Fillmore County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	20	4	20.0%
Two	4	0	.0%
Three	6	0	.0%
Four	0	0	%
Don't know	0	0	%
Total	30	4	13.3%

Table II.30.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 10.8 percent.

Table II.30.24			
Apartment Units by Number of Bedrooms			
Fillmore County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	37	4	10.8%
Two	33	0	.0%
Three	2	0	.0%
Four	0	0	%
Don't know	0	0	%
Total	72	4	5.6%

Average market-rate rents by unit type are shown in Table II.30.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.30.25					
Average Market Rate Rents by Number of Bedrooms					
Fillmore County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$633.0	\$435.0	\$	\$	\$534.0
Two	\$485.0	\$465.0	\$	\$	\$471.7
Three	\$631.3	\$345.0	\$	\$	\$574.0
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
Total	\$596.0	\$439.5	\$	\$	\$521.1

Table II.30.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

Table II.30.26					
Average Assisted Rate Rents by Number of Bedrooms					
Fillmore County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$	\$	\$	\$
Two	\$	\$375.0	\$	\$	\$375.0
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$	\$375.0	\$	\$	\$375.0

Table II.30.27, on the following page, shows vacancy rates for single family units by average rental rates for Fillmore County. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 20.0 percent.

Table II.30.27 Single Family Market Rate Rents by Vacancy Status Fillmore County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	0	.0%
\$500 to \$750	8	0	.0%
\$750 to \$1,000	20	4	20.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	30	4	13.3%

The average rent and availability of apartment units is displayed in Table II.30.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 0.0 percent.

Table II.30.28 Apartment Market Rate Rents by Vacancy Status Fillmore County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	24	4	16.7%
\$500 to \$750	30	0	.0%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	18	0	.0%
Total	72	4	5.6%

Respondents were asked if utilities are included in the rent and, as shown in Table II.30.29 below, 7 respondents, or 70.0 percent, included some sort of utility in the rent.

Table II.30.29 Are there any utilities included with the rent? Fillmore County 2016 Survey of Rental Properties	
Period	Respondent
Yes	7
No	3
% Offering Utilities	70.0%

The type of utility included in the rent is shown in Table II.30.30, below. There were 3 respondents who included electricity, 0 respondents who included natural gas, 6 respondents who included water and sewer and 5 respondents included trash collection in the rent.

Table II.30.30 Which utilities are included with the rent? Fillmore County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	0
Water/Sewer	6
Trash Collection	5

Table II.30.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 5 respondents said they keep a waitlist, with an estimated 9 number of persons on the wait list.

Table II.30.31 Do you keep a waiting list? Fillmore County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	6
Waitlist Size	9

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.30.32 below, most respondents indicated there was low and extreme need for the renovation of existing single family units and for the renovation of existing apartment units.

Table II.30.32 How would you rate the need for renovation of existing units in the city? Fillmore County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	3	3	3	
Moderate Need	1	1	1	
High Need	2	2	2	
Extreme Need	3	3	3	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.30.33 on the following page, most respondents indicated there was extreme need for the construction of new single family units and extreme need for the construction of new apartment units.

Table II.30.33				
How would you rate the need for construction of new units in the city?				
Fillmore County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	2	2	2	
Moderate Need	1	1	1	
High Need	2	2	2	
Extreme Need	3	3	3	